TULSA METROPOLITAN AREA PLANNING COMMISSION
For Meeting No. 2578
May 19, 2010, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:
Review of TMAPC Receipts for the Month of April 2010

1. Minutes of April 21, 2010 Meeting No. 2576
2. Minutes of April 28, 2010 Special Meeting – PLANiTULSA (Public Hearing continued)
3. Minutes of April 28, 2010 Special Meeting – PLANiTULSA (maps, consent agenda, comment log, etc.)

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

4. **LS-20371** – Larry Johnson (9318) Lot-split
   West of the Northwest corner East 27th Street and South Rockford Road, 1365 E. 27th Street (Related to Item 5.)
   (PD6) (CD9)

5. **LC-247** – Larry Johnson (9318) Lot Combination
   West of the Northwest corner East 27th Street and South Rockford Road, 1365 E. 27th Street (Related to Item 4)
   (PD6) (CD9)

6. **LS-20366** – Mexican Bakery of Tulsa (9406) Lot-split
   South of the Southwest corner of East Admiral Place and South Garnett Road, 40 South Garnett Road.
   (PD5) (CD6)

   Southwest corner of East Independence Street and North Garnett Road (Related to Item 8.)
   (PD16) (CD6)

   Southwest corner of East Independence Street and North Garnett Road (Related to Item 7.)
   (PD16) (CD6)
9. **PUD-306-H – Douglas Huber** – Detail Site Plan  
South of Southwest corner of 96th Street South and South Riverside Drive (Detail Site Plan for a 14,371 square foot medical office building and clinic.)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

**PUBLIC HEARINGS**

10. **Oklahoma Oncology** – (9430) Minor Subdivision Plat  
Southwest corner of East 48th Street South and South Garnett Road  
(PD 18) (CD 6)

11. **CBOA-2369** – (7224) Holy Apostles Church of Tulsa, Inc., Plat Waiver  
15710 South Peoria Avenue  
(County)

12. **LS-20373** – Mike Marrara (Harden & Assoc.) (9031) Waiver of Subdivision regulations for more than three side lot lines  
North of the northeast corner of South 265th West Avenue and West 55th Street South, 5425 S. 265th West Avenue (Related to Item 13.)  
(County)

13. **LC-249** – Mike Marrara (Harden & Assoc.) (9031) Lot Combination  
North of the northeast corner of South 265th West Avenue and West 55th Street South, 5425 S. 265th West Avenue (Related to Item 12.)  
(County)

14. **LS-20370** – Mark Bradley Bickerstaff (2433) Lot-split  
East of the northeast corner of North 139th East Avenue and East 126th Street North, 14103 East 126th Street North  
(County)

**OTHER BUSINESS**

**Commissioners’ Comments**

**ADJOURN**

PD = Planning District/CD = Council District

**NOTICE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.

**TMAPC Mission Statement**
AGENDA
Tulsa Metropolitan Area Planning Commission

WORK SESSION
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers
Wednesday, May 19, 2010 – 1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. The “Tulsa Park and Recreation Plan” – Steve Carr

Adjourn. Visit our website at www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526
## TMAPC RECEIPTS
Month of April 2010

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<th>ZONING</th>
<th>ITEM</th>
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**TOTAL**                     |      | $16,957.00| $10,070.00| $27,027.00    |      | $116,999.78| $78,902.77| $195,902.55  |
May 19, 2010

STAFF RECOMMENDATION

PUD-306-H: Detail Site Plan – South of the southwest corner of 96th Street South and South Riverside Drive; Lot 4, Block 1 – Riverside Market II Amended; 9716 South Riverside Drive; TRS 18-13-20; CZM 56; Atlas 2091; PD 18; CD 2; CO/PUD.

The applicant is requesting approval of a detail site plan for a 14,371 square foot medical office building and clinic. The proposed use, Use Unit 11 – Offices, Studios and Support Services is a permitted use in PUD-306-H.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided via mutual access easement from Riverside Drive. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per PUD requirements and the landscape chapter of the Zoning Code. All sight lighting, including building mounted, is limited to 16' in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD.

Staff recommends APPROVAL of the detail site plan for Lot 4, Block 1 – Riverside Market I Amended.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
MINOR SUBDIVISION PLAT

Oklahoma Oncology - (9430) (PD 18) (CD 6)
Southwest corner of East 48th Street South and South Garnett Road

This plat consists of 2 Lots, 1 Block, on 9.5 acres.

The following issues were discussed May 6, 2010, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 312 A. A minor amendment has been processed to facilitate a reallocation of floor area.

2. **Streets:** Access widths must be limited to 36 feet each. Add standard language for sidewalks. Show driveways and sidewalks.

3. **Sewer:** The existing 24 inch sanitary sewer trunk main is approximately 20 feet deep within the existing 20 foot sanitary sewer easement. Therefore, the entire existing easement area is necessary for maintenance of the sewer pipe, and no overlay of utility easement will be allowed. Locate the required perimeter utility easement so that it will not interfere with the City's use of the sewer easement. No service connections will be allowed on the existing 24 inch main. An 8 inch mainline extension will be required for your service connections. Access must be provided for both proposed lots.

4. **Water:** Should additional water lines be needed within the site development for fire hydrant coverage, then an Infrastructure Development Project may be required.

5. **Storm Drainage:** The drainage easement should be an Overland Drainage Easement. Reduce the size of the overland drainage easement to remove the drainage, sewer and maintenance easements located at the very southern tip of lot 2. Add a section for roof drainage. No drainage plan was included.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment. Releases received.

7. **Other:** Fire: Based on the size of the lots shown and actual locations of the buildings, additional fire hydrants may be required to meet the guidelines of
the International Fire Code. **GIS:** Label all subdivisions within the mile section of the location map. Add the date of preparation at the bottom of the sheet on the face of the plat. Provide the CA number and renewal date for the Engineer. Submit a subdivision control data sheet. Fix inconsistencies between the metes and bounds legal description and what is shown on the face of the plat (add a leading zero before the number zero to the bearing degrees in the metes and bounds legal description). Verify that the maintenance easement, established in Book 5482, Page 1743, located at the southern tip of the property has been properly identified. It is an unusual shape. Standard language has not consistently been used. Get the standard language off of the City website and verify that each section uses the latest language. Section IIH, assumed to mean overland drainage easement refers to multiple lots which would require the easement be placed in a reserve and that a lot owners association be created for maintenance. If this is not the intent then use the standard overland drainage easement language found on line. Conceptual plan needs to be clarified and improved.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Items of concern to TAC have been corrected and release letters have been received.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works/development services department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
May 19, 2010

BOA 2369 - (7224) (County)
15710 South Peoria Avenue

The platting requirement is being triggered by a Board of Adjustment case requesting an additional cemetery use for an existing church use (Holy Apostles church).

Staff provides the following information from TAC at their May 6, 2010 meeting:

**ZONING:**
- TMAPC Staff: This case involves an addition of a cemetery to a platted church use.

**STREETS:**
- Sidewalks required per subdivision regulations. Access is limited to 36 feet in width each.

**SEWER:**
- Out of Tulsa service area. No comment.

**WATER:**
- Site located in the service area of Creek RWD # 2.

**STORM DRAIN:**
- No comment.

**FIRE:**
- Applicant shall get with responding fire department for comments pertaining to this plat waiver.

**UTILITIES:**
- No comment.

**County Engineer:**

No concerns.

Staff can recommend APPROVAL of the plat waiver conditioned upon Board of Adjustment approval of the requested use. The Board will review the case the day before this planning commission agenda date.
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

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<tr>
<th>Question</th>
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<td>2. Are there restrictive covenants contained in a previously filed plat?</td>
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<td>3. Is property adequately described by surrounding platted properties or street right-of-way?</td>
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A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

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<td>4. Is right-of-way dedication required to comply with Major Street and Highway Plan?</td>
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<td>5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?</td>
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<td>a) Water</td>
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<td>ii. Is an internal system or fire line required?</td>
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<td>iii. Are additional easements required?</td>
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<td>b) Sanitary Sewer</td>
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<td>i. Is a main line extension required?</td>
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<td>ii. Is an internal system required?</td>
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<td>iii. Are additional easements required?</td>
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<td>c) Storm Sewer</td>
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<td>ii. Is an Overland Drainage Easement required?</td>
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<td>iii. Is on site detention required?</td>
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<td>iv. Are additional easements required?</td>
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<td>7. Floodplain</td>
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<td>a) Does the property contain a City of Tulsa (Regulatory) Floodplain?</td>
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<td>b) Does the property contain a F.E.M.A. (Federal) Floodplain?</td>
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<td>a) If yes, was plet recorded for the original P.U.D.</td>
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<td>10. Is this a Major Amendment to a P.U.D.?</td>
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<td>a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?</td>
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<td>11. Are mutual access easements needed to assure adequate access to the site?</td>
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<td>12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?</td>
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LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

May 19, 2010

LS-20373 Harden & Associates (Mike Marrara) (9031) (AG) (County)
North of the Northeast corner of West 55\textsuperscript{th} Street South and South 265\textsuperscript{th}
West Avenue

The Lot-split proposal is to split 2.11 acres +/- from an existing 4.33 acre +/- tract
creating a 2.12 acre +/- remainder tract. The related Lot-Combination is found on
the Consent Agenda as LC-249. The proposed tracts meet the RS-3 bulk and
area requirements of the City of Tulsa Zoning Code.

One of the resulting tracts would have more than three side lot lines as required
by the Subdivision Regulations. The applicant is requesting a waiver of the
\textit{Subdivision Regulations} that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their May 6, 2010,
meeting.

Staff believes this lot-split would not have an adverse affect on the surrounding
properties and recommends \textbf{APPROVAL} of the waiver of \textit{Subdivision
Regulations} and of the lot-split.
LOT SPLIT
EXHIBIT

PROJECT NO.: 103692
ADDRESS: 5425 SOUTH 265th WEST AVENUE
DATE PREPARED: 04/26/2010

LOCATION MAP

Note: See attached exhibit for Legal Descriptions

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC

2001 South 14th East Avenue
Tulsa, Oklahoma 74128

(918) 234-4859 Office
(918) 437-5551 Fax

Certificate of Authorization No. 4656
Expires June 30, 2011
Existing Undivided Tract:

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Ten (10) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereon, and being more particularly described as follows:

BEGINNING at the Northwest corner of the SW/4 of the NE/4; Thence S 89°48’39” E on the North line of said SW/4 NE/4 a distance of 662.40 feet; Thence due South a distance of 299.79 feet; Thence due West a distance of 662.66 feet; Thence N 0°02’59” E on the West line of said SW/4 NE/4 a distance of 301.98 feet to the Point of Beginning, LESS AND EXCEPT the West 50 feet thereof.

Proposed Tract 1:

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Ten (10) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereon, and being more particularly described as follows:

Commencing at the Northwest corner of the SW/4 of the NE/4; Thence S 0°02’59” W along the West line of said SW/4 NE/4 a distance of 30.00 feet; Thence S 89°48’39” E a distance of 50.00 feet to the Point of Beginning; thence continuing S 89°48’39” E a distance of 339.00 feet; Thence S 0°02’59” W a distance of 270.69 feet; Thence due West a distance of 239.00 feet; Thence N 0°02’59” E a distance of 271.81 feet to the Point of Beginning.

Proposed Tract 2:

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Ten (10) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereon, and being more particularly described as follows:

BEGINNING at the Northwest corner of the SW/4 of the NE/4; Thence S 89°48’39” E on the North line of said SW/4 NE/4 a distance of 662.40 feet; Thence due South a distance of 299.79 feet; Thence due West a distance of 273.66 feet; Thence N 0°02’59” E a distance of 270.69 feet; Thence N 89°48’39” W a distance of 389.00 feet to the West line of said SW/4 NE/4; Thence N 0°02’59” E along said West line a distance of 30.00 feet to the Point of Beginning, LESS AND EXCEPT the West 50 feet thereof.
LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

May 19, 2010

LS-20370 Mark Bradley Bickerstaff (2433) (AG) (County)
East of the Northeast corner of North 139th East Avenue and East 126th
Street North

The Lot-Split proposal is to split .75 acres +/- from an existing 7.86 acre +/- tract resulting in a 7.11 acre +/- remainder tract. One of the resulting tracts does not meet the AG bulk and area requirements of the Tulsa County Zoning Code. This tract requires a variance of the minimum lot size (2 acres) and land area (2.1 acres) required in an AG district (Section 310) to permit a lot split via the County Board of Adjustment.

The County Board of Adjustment meeting date is 5/18/2010 and therefore a staff recommendation can not be made ahead of time until the County Board of Adjustment votes on the proposed variance.

One of the resulting tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the Subdivision Regulations that no tract have more than three side lot lines. The County Engineer has no objection the waiver requested.

Staff has no objection to the waiver of more than three side lot lines.
PURPOSE: Legal Description – Remaining Tract
Collinsville

FOR: BRAD BICKERSTAFF
Owasso

LEGAL:

Commencing at the Southwest corner of the SE/4 SE/4 of Section 33, T-22-N, R-14-E, Tulsa County, State of Oklahoma.

Thence N-01°12'12"-W along the West line of said SE/4 SE/4 a distance of 50.00' to the Point of Beginning; thence continuing N-01°12'12"-W a distance of 1269.43' to the Northwest corner of said SE/4 SE/4; thence N-88°45'20"-E a distance of 330.62'; thence S-01°12'04"-E a distance of 688.65'; thence S-88°55'49"-W a distance of 150.00'; thence S-01°12'04"-E a distance of 362.80'; thence S-88°55'49"-W a distance of 150.00'; thence S-01°12'04"-E a distance of 218.00'; thence S-88°55'49"-W a distance of 30.56' to the Point of Beginning.